

PROPERTY PROFILE

Comparable Sales - Summary

	Address	Sale Price	Sale Date	Beds	Baths	\$/Sqft:	Sqft	Lot	Yr Blt	Distance
SP	3572 Lytle Rd Shaker Hts,OH 44122	\$66,667.00	6/12/2015	5	4.00	\$30	2,154	6,250	1924	
1	3600 Lytle Rd Shaker Heights,OH 44122	\$211,000.00	9/22/2017	4	3.00	\$104	2,014	6,500	1925	0.06
2	3658 Traver Rd Beachwood,OH 44122	\$220,000.00	8/14/2017	4	3.00	\$120	1,821	6,500	1936	0.17
3	3555 Sutherland Rd Shaker Heights,OH 44122	\$215,000.00	7/17/2017	4	4.00	\$92	2,316	13,504	1948	0.20
4	3626 Sutherland Rd Shaker Heights,OH 44122	\$225,000.00	5/25/2017	4	4.00	\$110	2,034	6,500	1940	0.26
5	3555 Lytle Rd Beachwood,OH 44122	\$225,000.00	3/17/2017	4	2.00	\$105	2,132	8,433	1930	0.05
6	3561 Sutherland Rd Shaker Heights,OH 44122	\$224,000.00	2/28/2017	6	4.00	\$108	2,066	6,617	1939	0.20
7	19619 Sussex Rd Beachwood,OH 44122	\$210,790.00	2/28/2017	3	3.00	\$117	1,798	8,700	1939	0.21
8	3613 Lytle Rd Shaker Hts,OH 44122	\$220,000.00	1/11/2017	3	3.00	\$107	2,050	6,650	1928	0.08
9	19614 Scottsdale Blvd Shaker Heights,OH 44122	\$215,000.00	8/12/2016	3	3.00	\$90	2,379	6,550	1929	0.40

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Comparable Sales - Analysis

Subject Property: 3572 Lytle Rd, Shaker Hts, OH 44122

	High	Low	Average
Sale Price	\$225,000	\$210,790	\$218,421
Assessed Value	\$73,400	\$55,930	\$61,624
\$/SqFt	\$120	\$90	\$106
Beds	6	3	3.89
Baths	4.00	2.00	3.22
SqFt(Structure)	2,379	1,798	2,068
SqFt(Lot)	13,504	6,500	7,773
Year Built	1948	1925	1935

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Comparables Map

